

KENTUCKY DEPARTMENT OF EDUCATION

STAFF NOTE

Action/Discussion Item:

Request for the KBE to approve the surplus of property at Kentucky School for the Deaf and update of facilities issues at the Kentucky School for the Deaf (KSD) and Kentucky School for the Blind (KSB)

Applicable Statute or Regulation:

KRS 45A.425 – Surplus or excess property
KRS 167.015 (1)

Action Question:

Should the Kentucky Board of Education (KBE) approve the surplus of Bruce Hall, Barbee Hall and related real property of approximately 2.5 acres at KSD toward implementation of the facilities plan as recommended by the KSD Facilities Planning Committee?

History/Background:

Existing Policy. In the Fall of 2003, the KBE directed the Kentucky Department of Education (KDE) to develop facility plans at KSB and KSD using committees resembling typical local school districts FPCs (Facilities Planning Committees). Committees were formed at each location and met regularly, through 2004, to study the use of facilities at KSB and KSD.

The FPCs reviewed the facilities at each school to determine how best to support the educational programs outlined in the Implementation Plan approved by the KBE in August 2004. The final reports explained what buildings were necessary to support the educational programs, what buildings would need to be renovated, and what new construction would be necessary or helpful to provide the space and resources necessary to support the educational programs and services for students with sensory loss, their families and their teachers statewide. Those recommendations were based on the discussions with each committee involving community and educational groups and other interested individuals and was approved by the KBE in December 2004.

KSD

At KSD, the completion of the KBE approved plan would allow for a smaller, consolidated campus operation, while maintaining the rich traditions for which KSD is known. The general plan would call for the new campus to be located on the east side of

South Second Street. It would call for the renovation/reconstruction of Argo-McClure Hall, Brady Hall, Middleton Hall and Thomas Hall along with new construction/additions for a new elementary school, fine arts center/auditorium/auxiliary recreation area, student center/cafeteria and landscape changes involving such things as parking, campus entry, campus perimeter edges, lighting, vehicle and pedestrian circulation, play areas, signage and athletic areas, etc. Completion of the aforementioned work would allow KSD to be in a position to divest itself of Barbee Hall, Beauchamp Hall, Bruce Hall, Fosdick Hall, Grow Hall, Maintenance and Power Plant Facility, Old Lee Hall, New Lee Hall, Rogers Hall and Walker Hall and related real estate, hopefully to entities compatible with the KSD. Additionally, Jacobs Hall would be maintained and operated in a manner that would allow it to continue to be the symbol of KSD's rich history, which helped it to be listed on the National Register of Historic Places.

KSB

At KSB, the completion of the KBE approved plan would redevelop/renovate the KSB campus. The general plan would call for the renovation/reconstruction of Richie Hall, McDaniel Hall, Scoggan Hall, Evans Hall, Langan P.E. Building, Howser Hall, Hartford Hall, the Maintenance Building, and small office building and replacement of the Gregory-Ries Hall with a new student center building. The campus would be redesigned to include renovated track and play areas and enlargement of the central open lawn area. KSB presently is a more consolidated campus than KSD and therefore the plan for the KSD campus does not anticipate divestment of any property.

Capital Projects at KSB and KSD

KDE has sought full funding from the General Assembly for the complete KBE approved plans at both KSB and KSD, but has met with limited success. While a number of small improvements have been made locally, the only significant components of the plan that have moved forward are the Relocation of the Kentucky Instructional Materials Resource Library at KSB, which was just completed and the Renovation of the Kerr Hall Middle/High School at KSD, which is scheduled for completion late in 2007.

The balance of work at each campus is now estimated to cost \$33,100,00 at KSB and \$35,100,000 for KSD. Each project has been broken into three phases. It is intended that the Phase I project for each location be requested as part of KDE 2008-2010 Biennial Budget Request, which will be discussed at a future KBE meeting.

Capital Projects Process

A brief overview of Capital Project Budget Event Milestones is as follows:

- ▶ April 16, 2007 KDE Capital Projects Six-Year Plan (2008-2014) submitted to the Capital Planning Advisory Board (CPAB)

- ▶ July 2007 The CPAB has a public meeting to review all state agency Six-Year Plans for 2008-2014

- ▶ October 2007 KDE submits its Operating and Capital Projects Budget to the Legislative Research Commission (LRC) and the Governor's Budget Office for the 2008-2010 Biennium

- ▶ January 2008 The Governor submits 2008-2010 Operating and Capital Budget to the General Assembly

- ▶ July 2008-June 2010 KDE administers the Capital Projects approved by the General Assembly

- ▶ April 15, 2009 KDE Capital Projects Six-Year Plan (2010-2016) is submitted to the CPAB

- ▶ July 2009 The CPAB has a public meeting to review all state agency Six-Year Plans for 2010-2016

- ▶ November 2009 KDE submits its Operating and Capital Projects Budget to LRC and the Governor's Budget Office for the 2010-2012 Biennium

Leases

Barbee Hall	Danville City Schools	11,772 square feet
Walker Hall	Boyle County Schools	11,000 square feet
Argo-McClure Bldg.	Boyle County Schools	2,000 square feet
Bruce Hall	Danville City Schools, Boyle County Schools	11,772 square feet
Land between 2 nd & 3 rd Streets	Ephraim McDowell RMC	Approx. 3 acres

Based upon correspondence with the local school districts that are current tenants in the above buildings, KDE has offered to extend the leases for Barbee Hall, Walker Hall, Argo-McClure Building and Bruce Hall that currently run through June 30, 2007, for additional renewal periods.

Action Item: Surplus Property

Following KBE approval in August 2006 to surplus two ½ acre parcels at the corner of Second and Fackler Streets and adjacent to the corner of Second and Jacobs Streets, KDE has been working with the Commonwealth's Finance and Administration Cabinet to finish the surplus process, which is nearing completion. Initial work in the surplus process included title searches, surveys and appraisals for each property.

It is recommended at this time that the Board proceed with the approval to commence the surplus process for two buildings: Bruce Hall, Barbee Hall and related real estate (approx. 2.5 acres). Neither building, nor the related real estate, is in current or future KSD plans. Further, KDE recommends that through the surplus process that the Danville City Schools be given first opportunity to acquire this property. The Danville City Schools, as a current and favorable existing tenant, has expressed written interest in acquisition of these properties.

The acreage leased to the Ephraim McDowell Regional Medical Center by sealed bids runs through June 14, 2009 and provided for KSD to receive \$120,000 and access to a Health Careers Occupation Program for KSD students.

Staff Recommendation(s) and Rationale(s):

Staff recommends approval of the surplus of property known as Bruce Hall, Barbee Hall and related real property (approximately 2.5 acres) in accordance with KRS 45A.425. None of these properties are in current or future KSD facilities plans.

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Date:

June 2007